

The EcoView

Lot 40 Hawthorn Road
Mt. Barker SA 5251



This lovely home has many sustainable features. It's set on a 2 acre's and comprises of a main house, separate studio apartment and a large shed or workshop. There are also 2 garden sheds. The main house has been passively designed and built using stone and recycled timber. The studio apartment (teenagers retreat?) has water, power, phone and a composting toilet.

This fully fenced property is surrounded by rural, well treed land and cannot be subdivided so you can't be built out. Only 5 minutes from Mt. Barker or freeway access to Adelaide it's a lovely retreat without being too isolated from other facilities.



Structure, Heating and Cooling

Approximately 35% of energy bills are attributable to heating and cooling. The more efficient the home, the more money saved.

Building Orientation

- North facing home, oriented to capture sun in winter and be shaded with cool breezes during summer

Building Structure

- Concrete slab with high quality ceramic tiles
- Made from locally excavated sandstone quarried from house excavation site which also provides excellent insulation
- Internal walls comprise of plasterboard, stone and timber
- Recycled timber (mostly from the old Mt. Barker Tannery)
- Roof insulated to a minimum of R3.5 throughout
- Paints low/no VOC

Passive Heating

Active Heating

- Single glazed windows with wooden and aluminium frames
- Heavy drapes to most rooms
- Large north facing windows allowing passive heating in winter
- Slow combustion wood heater in family room (some sourced from the site, extra from local providers as required)

Passive Cooling

- Energy efficient reverse cycle air-conditioner in main bedroom
- Eaves shade and protect the home from summer sun
- Natural ventilation and cooling available by opening home up to the water garden (pond, waterfall and ferns in central area of house). Air cools as it travels over the water into the home providing passive cooling and natural ventilation

Active Cooling

- Fans
- Efficient reverse cycle air-conditioner in main bedroom

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The EcoView (continued)



Energy Review

Renewable energy sources include solar, wind, hydro-electricity, geothermal and biomass. If you can, choose Green Power from your supplier, it sends a message to governments and business that renewable energy is important.

Renewable Energy
Hot Water

Lighting

Appliances
Clothes drying

- North facing roof to facilitate solar PV in future
- Electric off peak hot water (North facing roof available to replace with solar in future if required)
- Excellent natural lighting through windows and atrium
- Low energy lighting throughout
- Electric stove and oven
- External clothes line in good sunny position



Water Review

Australia is the driest continent in the world (excluding Antarctica) but we use more water per capita than any other country. The items below can help to minimise our impact.

Showers
Taps
Toilets

Water Tanks

Other

- Water efficient shower heads
- Water efficient tap ware with aerators
- Dual flush toilets
- Septic system to main house
- Compost toilet in studio
- 5 rainwater tanks holding approx.. 60,000L of water connected to supplying all water to property
- Water garden in the central atrium assisting with passive cooling during summer months



Gardens Review

Having edible plants in the garden saves you money and gives you fresh food. Recycling organic waste saves money, gives you fertilizer and reduces landfill.

Garden beds

Edible plants

Organic waste

- Native trees
- Maintained and mulched
- Drip irrigation from water tanks
- Fruit trees
- Vegetable patch – working and maintained
- Compost bin and compost heaps onsite

The EcoView (continued)



General Overview

Where you can walk or cycle to local amenities. You'll save money on transport, minimise pollution and feel better. Community living and wide open spaces are good for the soul.

What's local?

- Mt. Barker town centre with shops, post office, medical facilities and hospital – 3.5 km
- Primary & Secondary Schools – 3.5 km
- Freeway access – 4 km
- Mt. Barker wetland system with significant walking trails and bike paths close by.
- Winery's within a 10 minute drive
- Local cottage industry including chocolate factory, cheese making and local markets
- Monarto open plain zoo – 45 mins drive
- National Motor Museum – Birdwood – 50 mins drive
- Adelaide beaches and Victor Harbor approx. 1 hour drive

Other Comments:

This home has been designed and built to be as environmentally friendly as possible. It has been opened to the public in the past as a live demonstration model for sustainable housing during Sustainable House Day and remains an inspiration to those wishing to minimise their environmental footprint.

Produced by Danielle King in conjunction with the owners, HSA listed with Sustainability Victoria, ABSA member no. HO55615. Disclaimer: This report states what was at this property on 11th August 2011 and does not take into account any changes that may have occurred after this time.

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